



Atmospheric, modern dream house
with pool near the lake, in a quiet,
green location.

Price: 495.600 € (≈
180.051.480 Ft)

Living space: 139 sq. m.

Type of house: Detached house

Commission Rate: 1.27% of the
purchase price
including VAT,
Subject to
commission: yes



Property description:

Current notice: The price is 171,000,000 Forints.

Due to the current significant exchange rate fluctuations, we are unfortunately unable to update the displayed EUR price daily.

Atmospheric, modern dream home with a pool near the lake, in a quiet, green setting!

For sale is a completely renovated detached house with a thatched roof and pool in the most charming part of Velence, in a quiet, green area near the lake.

The property has two floors and a net living area of 139 m² as well as a 50 m² covered terrace.

4 bedrooms, a living room with access to the terrace, 2 bathrooms, and separate toilets.

Ground floor:

Living room with open-plan kitchen
Bedroom with en-suite dressing room
Bathroom
WC
Storage room
50 m² covered terrace accessible from the living room
First floor:

3 bedrooms
Bathroom with WC
A kitchen connection is already in place on the first floor, allowing it to be used as two separate apartments.

One room on the first floor has separate access to the garden via a patio door.

The house is very energy-efficient, with extremely low operating costs.

The house was completely renovated in 2021–2022. All wiring, pipes, flooring,

and doors are new.

The interior is modern, clean, and youthful, while the exterior features a romantic thatched roof, like a true fairytale house.

The walls are constructed of 40 cm thick Porotherm bricks with an additional 20 cm of external insulation.

The ceiling is made of reinforced concrete.

All pipes (water, electricity, sewage) have been renewed up to the connection to the public utility networks.

The windows and doors are German triple-glazed PVC windows with air chambers.

The interior doors are threshold-free.

Every room has fiber optic internet and TV connections.

The house is heated by a nearly new Bosch gas condensing boiler and whisper-quiet Gree air conditioners with heating and cooling functions.

Both the boiler and the air conditioners are still under warranty.

A special high-tariff meter is installed for the air conditioners.

In the garden, there is a parking space with charging facilities for electric cars, as well as two additional parking spaces in front of the house.

The garden is completely private! Maintained by a gardener, it is green and shady with large trees and fruit trees (cherry, peach).

The back gate leads to a small playground used only by residents.

A vole barrier has been installed in the garden, and the plants are watered via an automatic irrigation system.

There is also a separate meter for the cheaper water used for watering.

The garden features a 3 x 6 m heated swimming pool, 1.5 m deep, with its own equipment and a 20 m² sun terrace.

A garden shed is also part of the property.

Furnishings: Completely

Location: The location is ideal for both locals and commuters to Budapest!

- Kindergarten, bilingual primary school, and secondary school nearby
- M7 motorway reachable in 3 minutes
- Velence Korzó and wakeboard facility 1 km
- Bus stop 500 m
- Train station 1.5 km (37 minutes to Kelenföld, trains run every 20 minutes!)

Miscellaneous: Have you found a property and want to be sure that the price and condition are right?

Especially abroad, inflated prices or hidden defects can occur. Our building expert inspects the property before purchase and helps you avoid risks.

Because, based on the principle of "sold as seen," later claims for defects are difficult to enforce.

Upon request, our additional services when you conclude a search agreement include:

- Search profile & suitable property suggestions
- Joint viewings
- Condition and risk assessment
- Support during the purchase process

Included in the commission:

- Land registry check (encumbrances & ownership)
- Referral to a German-speaking lawyer/notary
- German translation of the purchase agreement
- Transfer of electricity, water, gas, waste disposal, etc.
- Property management for the first year (only available within a 25 km radius of Hévíz)

Commission Rate:

As the buyer, you will pay 1.27% including Hungarian VAT for this property upon invoicing and signing of the purchase agreement. This price includes:

- Verification of the land register for encumbrances and ownership rights
- Referral to a German-speaking lawyer (in Hungary, lawyers authenticate purchase agreements, not notaries as in Germany)
- A German translation of the purchase agreement
- All utility transfers, including electricity, gas, water, and waste disposal, etc.

Remarks:

The information provided by us is based on information provided by the seller or the seller. For the correctness and completeness of the information, no responsibility or liability can be accepted. An intermediate sale and mistakes are reserved.

General business conditions:

We refer to our terms and conditions. Through further use our services do you explain your knowledge and consent.

Miscellaneous:

Pay attention to our unique A-B-C classification of the objects at the beginning of the object heading! Explanation on www.ungarn.online

Have you found a house and want to know whether the offer is in order? Often there is the "foreigner surcharge" or hidden defects, let our building surveyor look at the house and verify the purchase price. After the purchase as seen

Complaints are practically no longer enforceable.

You have the opportunity to conclude a consulting contract with us! This service is not tied to a specific object, is voluntary and includes the following services:

- Create an application in which you describe exactly which property is desired on the page <https://ogy.de/gesuch>
- Suggestions for suitable properties from various channels and from private sellers until you have found the right property
- Joint inspection of your dream property & Risk assessment by our building expert & Energy advisor (within a radius of Héviz | Keszthely 30 km)
- Support in handling all purchase formalities
- ion of an English-speaking notary (layer)
- English sales contract translation
- Re-registration of all providers such as electricity, water, gas etc.
- Housekeeping during your absence

At the following fixed price:

- a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)
- b) Purchase price less than 50.000 € = 2.54% of the purchase price (including VAT)

You can find many more of our properties at:
www.immocenter-ungarn.com





